

- Home
- OIL & GAS LEASE SALE
- Contact 1st Realty
- BUYERS: Cash Back!
- 1st Realty Listings
- Big Sky Bid Real Estate
- Bidder Registration
- Search MLS Property
- Search Point2 Property
- Hunting Buyers
- Work For 1st Realty!
- 1st Realty Commercial
- 1st Realty Country
- 1st Realty Land
- Property Evaluation
- Calculators
- Buying
- Selling
- For Buyers
- For Sellers
- Resources
- Neighborhood
- Home Improvement
- Testimonials
- House and Home
- What We Do
- About Me
- Buyer Premiums
- My Blog

Auctions! Big Sky Bid Real Estate Selling Solutions!

Still Available - 1st Come 1st Served!



BEST TOWNHOME
BUY IN BILLINGS!

STILL AVAILABLE!
1st Come - 1st Served!

Can Be Shown By Appointment!
1226 Cottonwood Blvd., #10
Billings, MT 59105

Fabulous Townhome In Association Adjacent To Walking/Bike Path & Park! Newer Townhome (Built 2006) Completely Finished To 3-Bedrooms, 3-1/2 Bathrooms, 2-Car Attached Garage, Patio & Common Area To Enjoy Only \$80/Mo HOA Gets Garbage Removal, All Water Paid, Snow Removal, Exterior Insurance (to studs & fixtures), Complete Lawn Care (Underground Sprinklers)--Makes For Huge Savings!
Get Buyer's Brochure Now!
See Online Tour Now!
Email For Further Info!
Call To Schedule Showing:
406-839-9031

NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding acreage, square feet, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but not guaranteed. Prospective buyer(s) should verify all information to their satisfaction.

If Not Sold By Oct. 28: SEALED BID AUCTION EVENT Oct.29-Nov. 2!



MUSSELSHELL COUNTY: 66 ROLAND ROAD.
ROUNDUP, MT. 40-Acres In The Bull Mountains S.W. of Roundup Makes For A Perfect Setting For This Secluded - But Accessible! - 4-Bedroom 2.75-Bathroom Modular Home On Full Foundation With On Demand Hot Water, Gas Forced Air Heating (Along With Wood Stove) & a 40'x60' Quonset And Additional Storage Buildings Makes For A Complete Set-up Ready To Go! Nice Round-Corral For The Equestrian! Owner Spotted 4 Elk On The Property Just This Month! There May Be Some Harvestable Timber Potential!
ML Priced At \$239,000!
ONLINE TOUR
SHOWINGS TO PRE-QUALIFIEDS ONLY

EMAIL
BROCHURE

1-BD Apartment Ready NOW!

Nice 1-Bedroom For \$450/mo! \$450 Security Deposit - Tenants Pay Gas & Electric - No Pets - No Smoking - No Incentive - Parking On The Street. Call Now: 406-861-4490 Or EMAIL.

Featured Listings



View Details
1733 Maurine Street
Single Story
Residential
1,728 sq. ft.
Bedrooms: 4
"Master w/Bath; 2-up, 2-do"
\$178,500

Get It Sold In 2010: Sealed Bid Auction Style!

Auctions! Big Sky Bid Real Estate Selling Solutions!

Find Out How Your Property Could Sell For The Highest & Best Value In The Shortest Amount Of Time. FREE. NO OBLIGATION - CONFIDENTIAL ANALYSIS! House, Farm, Ranch, Land, Commercial, Etc. GET IT SOLD THIS FALL* Respond By October 31, 2010!
Big Sky Bid Real Estate Services is an exclusive Market-Leveraging Tool For Sellers!

☐  Order A FREE NO OBLIGATION SEALED BID ANALYSIS TODAY!

Tired Of +6-Month Listing Commitments? Dealing With Non-Qualified "Buyers"? Want Your Property To Stand Out From The Competition? Sealed Bid Events Scheduled Around Your Schedule! Get Started Today (Statewide Service).

* First Name:

* Last Name:

* Email:

* Phone:

Comments:

* Maximum of 2000 characters

Type the two words:



☒ Receive additional information via email.
Unsubscribe at any time.

OK

CONTRACT FOR DEED OPTIONS!

Over 215
CONTRACT FOR DEED
PROPERTIES FOR SALE!

Start Today! Homes (34), Land (157), Farm & Ranch (5), Income Property (2), Commercial (19)
CALL/TEXT Now: 406-861-4490
Or Start Your Search On This Page!
CONTACT 1ST REALTY NOW!
ALSO: If You're & 1st Time Homebuyer When You Purchase A Home With A CFD--You Still Qualify For The 1st Realty Cash Back!

Welcome To 1st Realty & Big Sky Bid Real Estate

SELLER ENTERTAINING OFFERS NOW UP THROUGH OCTOBER 28, 2010 - IF NO OFFER ACCEPTED THAN THERE WILL BE A "NO BUYER PREMIUM" SEALED BID AUCTION EVENT TO RUN OCTOBER 29-NOVEMBER 2, 2010! This A Great Opportunity To Get That Acreage Property You Always Have Been Hunting For!



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JUST LISTED! Hardin Home Built In 2007!

SELLER ENTERTAINING OFFERS NOW!
If Not Sold By October 21, 2010:
Sealed Bid Auction Event
October 22-26, 2010!

510 West 13th Street
Hardin, MT 59034

Built In 2007 This +2,000-SF 2-Story Ranch Style Offers 3 Bedrooms, Custom Kitchen, Dining Room, Living Room And Bonus Room (Extra Bedroom, Study, Den) With Fireplace! 2.5 Bathrooms - Including Master Bathroom With Jacuzzi Tub! 2-Car Attached Garage With Extra RV Parking Slab With Sewer Cleanout! The Covered Front Porch And 10'x26' Deck Off The back Complete The Home As It Sits On A 11,881-SF Lot In One Of Hardin's Newer Subdivisions Just Off From The Interstate! This Is A Great Ownership Opportunity Only 35-Minutes From Billings, MT!

GET MORE INFO HERE!

CALL NOW: 406-839-9031
OR EMAIL

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MAJOR MARKETING OPPORTUNITY FOR ALL MONTANA SELLERS!

SPECIAL ANNOUNCEMENT FROM:



&



TO ALL MONTANA REAL ESTATE OWNERS OF:

FARMS & RANCHES (Small Ranchettes, Weekend/2nd Home Retreats, Large Working Ranches/Farms)

SINGLE FAMILY HOMES (Including Condos, Townhomes, Patio Homes, Etc.)

MULTI-FAMILY / RENTAL PROPERTIES (Duplexes, 4-Plexes, Apt. Buildings, MHPs, Etc.)

VACANT LAND (Building Lots, Acreage Tracts, Recreational Tracts, Etc.)

COMMERCIAL (Buildings, Parcels, Businesses, Etc.)

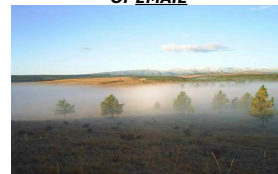
WATCH THIS WEBSITE FOR A SPECIAL ANNOUNCEMENT & INVITATION, COMING THIS OCTOBER 20, 2010

DESIGNED TO ASSIST ALL PARTICIPANTS TO MARKET-LEVERAGE THEIR UNIQUE PROPERTY OFFERINGS TO A QUALIFIED BUYER POOL WITH THE GOAL OF TIME IS OF THE ESSENCE PERFORMANCE COMBINED WITH COMMISSION RATE SAVINGS FOR ALL SELLERS & TRANSACTION FEE SAVINGS FOR ALL BUYERS!

If You Would Like A Direct Email Notification Of This Invitation On October 20, 2010 Email Your Request For That HERE!

Rosebud Cnty Ranch! ~ Over 3400-Deeded Acres! ~ Flexible Seller Financing!

Call Erich Today
406-839-9031
Or EMAIL



Welcome to 1st Realty & Big Sky Bid Real Estate, your source for Montana Real Estate Buying & Selling Solutions. Located in Billings, MT, but serving the State! In today's competitive real estate market, timing is everything. Many good properties are sold before they are ever advertised. Beat other homebuyers, farm & ranch buyers, investor buyers, land buyers, etc., to the hottest new properties for sale from Billings, MT and throughout the State with 1st Realty's Automatic New Listings Notification.

If you own real estate that you're thinking of selling, 1st Realty would be happy to provide you with a FREE Property Evaluation throughout 2010-2011!

Whether you are buying or selling a Home/Farm/Ranch/Commercial Property/Business Property/Land/etc., hire an office like 1st Realty / Big Sky Bid Real Estate, who wants to earn your business. I invite you to contact 1st Realty and we would be happy to assist you with your important transactions.

In addition, if you have any general questions about buying or selling real estate in Montana, please contact us as we're more than willing to help. **Now Big Sky Bid Real Estate Services Are Available Exclusively Through 1st Realty!** See the menu link on the left for information on the "Selling Solution" that bring Sellers & Buyers together for streamlined transactions!

Please browse 1st Realty's website for listings, reports and important local real estate information.

Sincerely,

Erich Gabriel

Designated Broker, **1st Realty!**
& Big Sky Bid Real Estate!

Special Sponsor For 2009!

FREE BIBLE!

Hear Jesus' Prayer For You!

Recorded Message:

1-406-255-7668

Or Email For A Free Bible Request To:
Shepherdsservants@yahoo.com

HAND PICKED: Best Buys...

1st Realty Buyer Agency Services

Offered On Great Buying Opportunities Such As:

Currently Over **+25 "Motivated Sellers", "Bring Offers"**

Currently **24 "Fixer-Upper", "TLC", "As Is" Homes & Multi-Family Properties** Available!

Currently **3 "Lender-Owned" Homes Available Now!--With Acreage!**

Currently **38 FHA-HUD Owned Homes** State Wide With **5 In The Local Area!**

Currently **6 VA-Owned Homes** State Wide!

Currently **26 Disclosed "Short-Sale" Properties For Sale In Billings Area.**

Currently **68 FannieMae Homes State Wide (Including 1 In The Billings, MT Area!)**

Currently **40 FreddieMac Homes** State Wide!

You Heard It Here 1st! Using 1st Realty When You Purchase Only Makes Sense (It Gets Better: Get Your Share Of The \$50,000 1st Realty Buyer Cash Back To Be Earned In 2010)!

It All Starts With Buyer Agency!

Email Or Call Now: 406-839-9031

Weather





Less Than \$930/Ac!

ROSEBLUD COUNTY RANCH

+3,400-Acre

Cattle & Recreational Rangeland Ranch

**FLEXIBLE CONTRACT FOR DEED
TERMS - CALL FOR DETAILS**

**Hunting ~ +/-150 AUM Support
(Has Supported As Many As 180
AUM Between May-Oct.) Wells ~
Power Avail. (Home Headquarters
Currently 'Off The Grid')~
Development Potential ~ Hunting
Recreation**

**Within 1.5HR Of Billings, MT
Call 406-861-4490**

EMAIL

**THE IS NOW
AVAILABLE FOR PURCHASE!
Call For Details: 406-861-4490**

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Special Offering...

3,360-SF!

Each Side: 2-Bd, 1-Ba, 1-Car Gar. Fenced Yards, A/C!



scroll over see the offer:

20% CASH RATE

3.360-SF!

2-BD, 1-BA, 1-CAR GAR.

MAKE OFFER! Seller May Rel. All Offers.

Consider The Following Possible Scenario:

Does It Pencil? Will It Cash Flow?

If The Price Were: \$169,900

Lender Required 20% Down Payment: \$33,980

Estimated Closing Costs: +/- \$4,381

Total Cash Into Duplex Purchase: +/- \$38,361

Mortgage Balance \$135,920 @ 6% 20-years Means Est. Monthly Payment: +/- \$973.77 (\$11,685.24/year [+/- \$4,889.24 Is Interest Tax Savings],

REAL YEARLY PRINCIPLE LOAN COST: +/- \$6,796/YEAR

Total Yearly NOI (Per REAL Figures): +/- \$15,346.50

\$15,346.50 - \$6,796 = +/- \$8,550.50/YEAR INCOME (+/- \$712.54/MO)

\$8,550.50 / \$38,361 Cash Invested = +/- 22.29% RETURN ON CASH

IN 2009 THERE WAS +9% APPRECIATION IN AREA 4 - WHERE THIS SIDE-BY-SIDE DUPLEX IS LOCATED!

LET'S PUT IT TOGETHER!

See Your Lender And Have Them Pre-Approve You!

Agent Owned.

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MOTIVATED! MAKE OFFER!

MAKE OFFER TODAY!



**1733 MAURINE STREET
Billings, MT 59105**

4-Bedroom, 1.5-Bathrooms, 2-Car Detached
Garage/Shop, +10,000-SF Lot, Landscaped,
Underground Sprinklers, Roof To Be Replaced!

AFFORDABLY PRICED AT \$178,500

1st Come 1st Served! Make Offer!

CALL OR EMAIL NOW FOR
QUALIFIED SHOWING!
1st Realty: 406-839-9031 OR EMAIL!

See Tour!
See Brochure!

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guidelines and have been provided by sources deemed reliable, but not guaranteed.
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No Registration: SEARCH ALL LOCAL PROPERTIES NOW! (Billings MLS)

**START SEARCHING
PROPERTY NOW!**

***INTEREST RATES ARE DOWN 21-30% From
A Year Ago = Housing Is Extremely Affordable +PLUS:***

**ALL PROPERTIES QUALIFY FOR THE
1st REALTY BUYER PERFORMANCE CASH BACK INCENTIVES**

Searching For Your
[Perfect Home](#), [Multi-Family Investment](#),
[Farm Or Ranch](#), [Commercial Property](#) Or [Land?](#)
Start Here And Email 1st Realty For
Professional Buyer Representation!

Excellence in Real Estate



Search our extensive inventory of available properties. All information is current and available 24-hours a day, 7 days a week.

Approximately **3269** listings now available.

Select a search that most suits what you are looking for.

**Residential
Property
Search**

Residential Property Search

**Multi-Family
Property
Search**

Multi-Family Property Search

**Lots and
Land
Property
Search**

Lots and Land Property Search

**Farm and
Ranch
Property
Search**

Farm and Ranch Property Search

**Commercial
Property
Search**

Commercial Property Search

Erich-Emil Gabriel 1st Realty 1202 Central Avenue--59102 P.O. Box 23003 BILLINGS MT 59104
Phone: 406-839-9031 Cell: 406-861-4490 Fax: 406-839-9033 Email: broker@bigskybid.com
Web: www.1strealtymontana.com

DUPLEX STILL AVAILABLE! MOTIVATED SELLER! MAKE OFFER!

**1633 Walter Road -
CONTINGENT OFFER ACCEPTED BY SELLER
THROUGH SEALED BID AUCTION!
1640 Walter Road - STILL AVAILABLE &
DRASTICALLY REDUCED TO \$199,000 -
MAKE AN OFFER!**

**Sealed Bid Accepted By Seller!
BACK-UP OFFERS
CONSIDERED!**

**HUGE HOME With APARTMENT
1633 Walter Road - Billings, MT**

**MOTIVATED MAKE OFFER!
SHOWN BY APPOINTMENT
Duplex (Owner-Occ!?)**

1640 Walter Road - Billings, MT



10-Bedrooms, +6-Bathrooms, 1.22-Acres, Well & Septic. Was Used As An Independent Living Facility. May Make For Good Set-Up For Assisted Living Or Daycare.

ML Priced At \$225,000
ONLINE TOUR

EMAIL NOW OR CALL: 406-839-9031
SELLERS: GET YOU PROPERTY MOVING TODAY
WITH YOUR OWN CUSTOMIZED
SEALED BID AUCTION EVENT!
406-839-9031
EMAIL



Two 1-Bed Units. One Unit Could Be Converted Into 2 or 3 Bedrooms. Garages, Fenced Yard, Buyer May Want To Check To See If Another Home or Duplex Could Be Built On This 1-Ac Lot!

ML Priced At \$199,000
ONLINE TOUR

EMAIL NOW OR CALL: 406-839-9031

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GET THE OPTION TO PURCHASE THE BULK ACREAGE PACKAGE NOW!!

Oil & Gas Leases For Sale As A Bulk Package!

21,082.85-Net Acres In N.E. Montana

(Roosevelt and Sheridan County Located Within The
Williston Basin, Bakken Oil Formation)

GO THERE NOW!

Sealed Bid Auction Event, Due Date, 7-Day Flat Fee Services

Are You A Seller And Are Asking Yourself This Question:

"Is A Sealed Bid Auction Event Right For My Property & Situation?"

One More Click And You Can Begin To Find Out:

SOLD! SOLD! SOLD!

1st Realty - Big Sky Bid Real Estate Buyers/Bidders Creed:

Always Be Qualified! - - Always Be Prepared! - - Always Choose 1st Realty / Big Sky Bid Real Estate!



SOLD!

NOW ONLY \$129,000

720 W. Broadway Street

Lewistown, MT!

**CONTRACT FOR DEED TERMS CAN
START WITH AS LITTLE AS \$10,000
DOWN!**

HOME TO BE SOLD "AS IS", "WHERE IS"
+/-2,755-SF Well Kept Home Built In 1908. Offers: 4-Bedrooms (2 on Main, 2 Up), 2.5-Bathrooms, Dining Room, Gas Hot H2O Heating, Wood-burning Fireplace, Full Unfinished Basement (Outside Entry), Covered Front Porch, Fenced Backyard, Detached 2-Car Garage, Lot Size: +/-9,000-SF Residential Urban. LOCATION: Across from Courthouse. One Block Off Main Street (Shopping/Employment), Close To Schools, The Lewistown Walking/Biking Path, In The Heart Of Accessing Montana's Best Recreation (ex. Blue Ribbon Trout Stream (Big Spring Creek) & Big Snowy Mountains, Etc.)!

All Interested Parties To Conduct Their Own Due Diligence To Their Satisfaction.

INFO CONTACT & FOR QUALIFIED SHOWING:

Erich Gabriel, 1st Realty & Big Sky Bid R.E.

1202 Central Ave., Billings, MT 59102

406-839-9031 406-861-4490 (Text Welcome)

www.1stRealtyMontana.com /

www.BigSkyBid.com Broker@BigSkyBid.com

OR

Jim Irish, Greater Montana Land Co.

115 E. Main St., Lewistown, MT

406-350-3004 406-538-5448 406-538-3931

www.MontanaLandCo.com gmic@midrivers.com

See The ONLINE Tour Now!

Get The Brochure Now!

~CASH FLOW TRIPLEX~Sealed Bid Auction Event CANCELED!*

NOW CLOSED!

Sold Via Sealed Bid Auction Marketing!

Find Out If Selling By Bid Is For You & Your Properties: **EMAIL!**

ON THE MARKET ONLY 25-DAYS!

SEALED BID EVENT CANCELED!

WHY? Seller Accepts Qualified Pre-Emptive Offer!

CASH FLOW TRIPLEX!



Sealed Bid AUCTIONS!
Big Sky Bid
Real Estate Selling Solutions!



SEALED BID AUCTION EVENT -- CANCELED! Seller Accepts Pre-Emptive Offer Prior To Start Of Sealed Bid Auction Event 4.6.2010

APRIL 9-13, 2010

MORE INFO [Event Canceled]

*Qualified Bidder's Registration [Event Canceled]

*0% Buyer's Premium [Event Canceled]

*Pre-Emptive Offers [Seller Accepts Pre-Emptive Offer Prior To Start Of Event]

*Reserve Price During Event [Event Canceled]

EMAIL NOW TO BE NOTIFIED

1st Realty - Big Sky Bid Real Estate Buyers/Bidders Creed:

Always Be Qualified! Always Be Prepared! Always Choose 1st Realty / Big Sky Bid Real Estate!

1st Realty - Big Sky Bid Real Estate Sellers:

Could You Benefit From A Sealed Bid Auction Event OR Due Date

When Selling Your Property? **YES!**

[Now Providing **FREE Market & Sealed Bid Auction Evaluations**]

FHA-HUD Owned Duplex Up For Bids!

ALL BUYER TYPES QUALIFY! 15 Buyer Positions Left For The

Performance
1st Realty
Cash Back Rewards!

Simply Get Started With 1st Realty Buyer Representation And
Let's Make Your Purchasing Goals A Reality!

FHA-HUD OWNED HOMES

4 Homes In Billings & 1 In Laurel! Call Today!

Bidding Is Easy! Simply **Call 1st Realty -**

An **FHA-HUD APPROVED BIDDING BROKER-**

At **1-406-839-9031** Or Simply **EMAIL NOW!**

Equal Housing Opportunity

Sellers: New Sealed Bid Service Just Announced

Check Out The Announcement For The Newest Services - Including 7-Day FLAT FEE Service! - Now Being Offered To Statewide Sellers Exclusively By 1st Realty & Big Sky Bid Real Estate!



SOLD In 48-HRS! 3-Bedroom Home Backed Up To PARK!



Nimitz Drive, Billings, MT

SOLD IN 48-HOURS @

+100% Of Posted Value!

Get Your Home Sold Now With
Exclusive Services!

Raised Rancher With Hardwood Floors!
3 Bedrooms On The Main & Full 75%
Unfinished Basement. Backs Up To Park!
Fenced Backyard, Well For Lawn, 1-Car
Attached Garage. May Make A Great Place
For A Daycare! Call Or Text Now For Address!

Just Listed.

1-406-861-4490 (Call or Txt)

\$139,900. Sold As Is.

A Matrix Of Information--Only From 1st Realty & Big Sky Bid Real Estate

SOLD!

720 W. Broadway

SOLD ~ SOLD

REDUCED

NOW LESS THAN \$88,000/Side

AVAILABLE NOW!

Lewistown, MT 59457



4-Bedroom, 2.5-Bathroom Home Double Detached Garage, Corner Lot, Fenced Back Yard, Fireplace, LOCATION!

\$129,000

Ready To Go! **Email** or
Call 406-861-4490



7305 Horseman's Way, Shepherd, MT

Seller To Entertain Qualified Offers Prior To Start Of Sealed Bid Event!
5 Bedroom, 3 Bathroom, 2-Car Garage,
+/-16 gpm Well,
Borders Big-Ditch On It's +3-Acre Lot!
Close To Golf, Shepherd / Billings!
CALL, TEXT **[406-861-4490]** OR Email **NOW**
To Set-up Private Showing!

Side-By-Side Duplex FOR SALE:
8.7% CAP RATE
\$169,900



LESS THAN \$85,000 / Side
LESS THAN \$54/5F!
PRICED TO PERFORM @ +8.7% CAP

**Sellers Interested In Saving
Commission Costs:**
Coming Soon:

Exclusively Offered Through 1st
Realty &
Big Sky Bid Real Estate:

**7-Day Flat Fee
Marketing Service!**

EMAIL OR CALL TODAY FOR
CONFIDENTIAL PRESENTATION:
406-861-4490!

**DRASTIC PRICE REDUCTION
Perfect For Spec Builder!
CEDAR PARK SUBDIVISION
VERY AFFORDABLE LOT--
READY FOR OFFERS: NOW \$17,000:**



**Value Of Homes In This Subdivision
Are Between \$165000-\$215500!
Truly A Great Value On This Lot!**

**ALL SELLERS: TRY A SEALED BID
EVENT IN 2010 TO GET YOUR
PROPERTY SOLD FOR THE
HIGHEST & BEST VALUE!**

Only With Big Sky Bid Real Estate

**Sealed Bid
AUCTIONS!
Big Sky Bid
Real Estate Selling Solutions!**

**ALL BUYERS:
TAKE ADVANTAGE OF 1st REALTY
CASH BACK INCENTIVES
WHEN YOU COMPLETE YOUR
TRANSACTION WITH 1st REALTY:**

**Performance
Realty
Cash Back Rewards!**

**SEARCH THE
BILLINGS MLS HERE!**

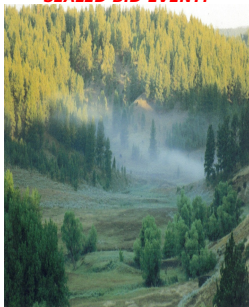
**MONTANA RANCH
SOLD VIA BIG SKY BID:
SEALED BID EVENT!**
"Prettiest Little Place You
Ever Did See."



**SOLD PRIOR TO START OF
SEALED BID EVENT> Buyer Made
Successful Preemptive Bid!**
1115 Cherry Hills, Laurel, MT



**MONTANA RANCH
ANOTHER RANCH SOLD
VIA BIG SKY BID:
SEALED BID EVENT!**



**MONTANA RANCHLAND!
SOLD VIA
CONTRACT FOR DEED!**
Powder River County Ranchland!



**ATTENTION- REALTORS@
NOW AVAILABLE:**

**100% Commission Contract
\$350.00/mo +ML DUES &
Own Advertising Costs
PLUS GET THE OPPORTUNITY
FOR OWNERSHIP**

(Minimum 2-Year Experience OR Minimum 20-
Transactions)

SEND RESUME NOW VIA EMAIL OR TO

1st Realty / Big Sky Bid Real Estate
P.O. Box 23003
Billings, MT 59104

CONFIDENTIALITY GUARANTEED

**PROPERTY TAX
ANALYSIS!**

Are Your Real Estate Taxes Going Up
But The Value Of Your Property May
Not Have Gained Appreciation To
Justify A Tax Increase? Find Out:

**ORDER YOUR
PROPERTY
TAX ANALYSIS
HERE!**

**SOLD!
REDUCED - REDUCED - REDUCED!**



**740 Woodland Drive, Billings, MT
MOTIVATED SELLER 4 Bedroom, 4
Bathroom, 2-Car Garage, RV-Parking,
Landscaped Yard With Big-Ditch
Frontage! Close To Golf, Parks,
University, Hospitals,
Downtown/Westend Billings!
CALL, TEXT **[406-861-4490]**
OR **Email** NOW To Set-up Private
Showing!**

**1ST TIME HOMEBUYER
QUESTION:
NO THAT THE TAX CREDIT
DEADLINE HAS COME & GONE -
CAN I STILL RECEIVE CASH
BACK INCENTIVES WHEN
I PURCHASE MY NEXT HOME?**

ANSWER:

YES!

1st Realty CASH BACK BUYER PROGRAM

Contact 1st Realty
Now To Get Started!

**Do You Own Oil & Gas
Mineral Rights?**

If You Own **Oil & Gas Mineral Rights**--You May
Want To Explore The Possibility Of:
» Development Potential
» Leasing Value Potential
» Selling Value Potential

Even if you own a percentage of a percentage, you
definitely own value!

Let us know if you're interested
in Selling, Leasing or Developing
your Oil & Gas Mineral Rights
Today! **Email** or 406-839-9031

**Seller's See What Buyers
Are Asking For!**

**Buyers: Post What You're
Looking For Now! Let The
Seller Discover You!
GO THERE NOW! "Buyers
Hunting"**

**FIXER-UPPER
BANK-OWNED HOME
SOLD!**

Click On Photo To Let Me Know
You Are Interested In These Types
Of Properties!



<p>1237 SANTIAGO BLVD. SOLD IN 2-DAYS! LIST TODAY AND GET RESULTS!</p> 	<p>AGENT OWNED REMODELED 1-BEDROOM 125 Monroe Street SOLD!</p>  <p><i>Some Of Us Don't Need The Big 4 Bedroom Home On +1-Acre Click On The Photo And Let Me Know If Your Looking For A Smaller Place Just For You!</i></p>	<p>MOVING TO OR FROM MONTANA?</p> <p>Getting Transferred Or Relocating To, Or From, MONTANA?</p> <p>Contact Us Now For Buying & Selling Assistance. EMAIL or 406-839-9031.</p>
<p>SOLD WESTEND CONDO</p>  <p>A Condo Or Townhouse Is A Great Way To Own Your Own Home! Homeowner Associations Help To Maintain The Aesthetics Of The Community & May Eliminate Home Maintenance Items! Click On The Picture Above To Contact 1st Realty!</p>	<p>SELLERS! Were You Aware That 1st Realty... >Does Not Charge Commission On Any "Seller Concession Amounts" That May Be Required To Get Your Deal Done.</p> <p>>Charges A Reduced Commission If You Are A <u>1st Time HomeSeller?</u> If You Purchased Within The Past 5 Years We Work Our Marketing Costs On Your Original Purchase Price To Save You More!</p> <p>CONTACT 1st REALTY TODAY!</p>	<p>AGENT OWNED REMODELD 3-BEDROOM WITH SHOP! SOLD!</p>  <p>Get Started Owning Your Own Home--With A Shop Today--By Clicking On The Home!</p>
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<p><i>READ SOME TESTIMONIALS! TAKE THE MONTHLY POLL!</i></p>	<p>100% Rural Development Home Loans</p> 	<p>Calculate A Mortgage Payment: THAT YOU CAN AFFORD!</p> 
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 <p>Many Foreclosure Homes Available! Contact 1st Realty Today To Get Started On Purchasing Foreclosed Homes!</p>	 <p>NAR is The Voice for Real Estate®</p>	<p>WannaNetwork Your Online Real Estate Community</p> <p>1st Realty & Big Sky Bid Real Estate Is Part Of The Wanna Network With Professionals Around North America: This Allows Sellers Who List With 1st Realty / Big Sky Bid Real Estate Much More Exposure! List Your Property Now!</p>
 <p>FHA-HUD FORECLOSED HOMES! Currently There Are Multiple Homes Available - Bids Due Soon! Contact 1st Realty (Your HUD Registered Broker) To Place Your Bid!</p>	 <p>HOMES AVAILABLE FROM THE U.S. DEPT. OF VETERANS AFFAIRS!</p> <p>Some Properties Qualify For 100% Vendee Financing (Similar To A Contract For Deed Set- Up). YOU DO NOT HAVE TO BE VETERAN TO BUY THESE HOMES! Contact 1st Realty Today!</p>	 <p>FEDERAL DEPOSIT INSURANCE CORPORATION DISCOVER IF THERE ARE ANY SEAZED FDIC PROPERTIES THAT ARE AVAILABLE FOR PURCHASE THROUGHOUT THE STATE OF MONTANA: CONTACT 1st REALTY NOW!</p>
 <p>Properties Available From The US Dept. Of The Treasury</p>	 <p>1st Realty & Big Sky Bid Real Estate Are Members Of Loopnet.com The World's Largest Commercial Real Estate Online Outlet!</p>	 <p>Available Propeties Through FannieMae!</p>
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1st Realty / Big Sky Bid Real Estate Update...

The Offices of 1st Realty / Big Sky Bid Real Estate has relocated to:
1202 Central Avenue, Billings, MT 59102
 Stop In Any Time For Buyer Or Seller Agency Representation!

NOTICE

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